Karen Johnson Davidson County
Batch# 1102155 DEEDWARR
02/16/2024 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20240216-0011034

Warranty Deed

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $775,000.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2024. Notary Public My commission expires: 7/7/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jack King	Studio Band 124 12th Ave S Ste 400	092-09-0-238.00
512 36th Avenue North	Nashville, TN 37203	
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TENNESSEE TURN KEY INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK KING, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 38 feet of Lot No. 94, in the Subdivision of W. R. Wilson Tract, as of record in Book 332, Page 161, Register's Office of Davidson County, Tennessee, described according to survey made by George W. Watkins, Surveyor, March 14, 1952.

Said part of Lot No. 94 fronts 38.00 feet on the easterly side of 36th Avenue North, and extends back between line, 119.51 feet on the south line and 117.53 feet more or less on the north line and along the south margin of Delaware Street to a n 11 foot alley in the rear measuring 38.05 feet thereon.

Being the same property conveyed to Chris Richey by Warranty Deed from New Level Community Development Corporation, a Tennessee Not for Profit corporation dated August 28, 2017 and recorded August 29, 2017 in Instrument No. 20170829-0088624, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tennessee Turn Key Investments, LLC a Utah limited liability company by Quitclaim Deed from Chris Richey, dated December 28, 2017 and recorded January 5, 2018 in Instrument No. 20180105-0001840, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 512 36th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of February, 2024.

Tennessee Turn Key Investments, LLC, a Utah Limited Liability Company

By: _____
Christopher Richey, Managing Member

By: _____
Kristen Shields, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Richey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Tennessee Turn Key Investments, LLC, a Utah Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2024.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristen Shields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of Tennessee Turn Key Investments, LLC, a Utah Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2024.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/16/24 (date of document).

Affiant Signature

2/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of February, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY